

Executive Office Suites for Lease

9 Eagle Center, O'Fallon, IL 62269



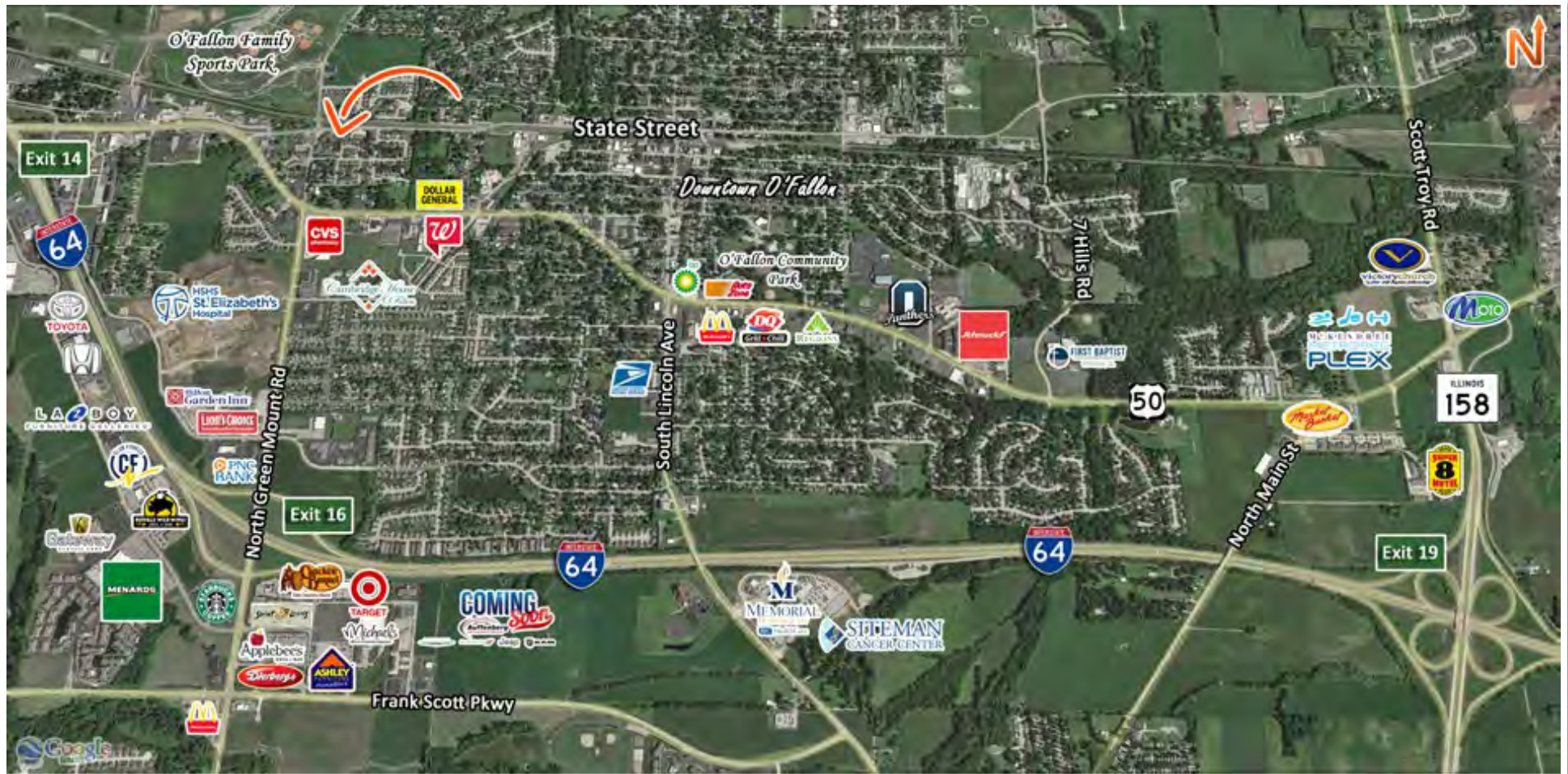
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Mike Durbin
C: 618.960.8675
MikeD@barbermurphy.com

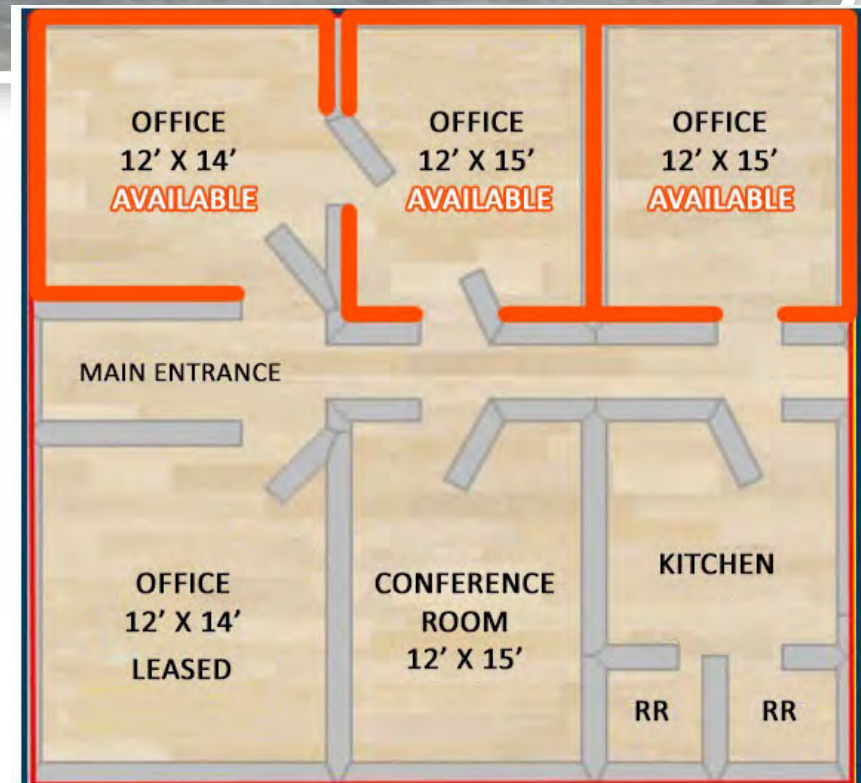


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



- (3) Executive Office Suites Available with shared kitchen, ADA restrooms, and conference room.
- Suites can be combined
- Located in the thriving area of O'Fallon, IL near I-64 exits for O'Fallon and Shiloh
- Monument Signage Available
- 20 minutes from downtown St. Louis, MO.

LEASE RATE: \$550 per Month, Full Service
SALE PRICE: Contact Broker for Information



Listing No:

2549

Office

Total SF Available:

528 SF

Min Divisible SF:

168 SF

SQUARE FOOT INFO:

Building Total:

5,010 SF

Total Available:

528 SF

Direct Lease:

528 SF

Sublease:

Office:

528 SF

Retail:

Min Divisible:

168 SF

Max Contiguous:

528 SF

LAND MEASUREMENTS:

Acres:

0.87

Frontage:

172 FT

Depth:

166 FT

PROPERTY INFORMATION:

Parcel No:

04-30.0-314-012

TIF:

No

Parking:

26

County:

St. Clair

Enterprise Zone:

No

Surface Type:

Asphalt

Zoning:

B-1 Comm Business / PUD

Survey:

No

Traffic Count:

10,900

Zoning By:

City of O'Fallon

Environmental:

No

Property Tax:

\$16,512.36

Complex:

Archaeological:

No

Tax Year:

2020

Prior Use:

STRUCTURAL DATA:

Year Built:

1992

Clearance Min:

Exterior:

Rehab Year:

2008

Clearance Max:

Bay Spacing:

Floors:

Floor Drains:

Sprinklers:

Class:

Listing Broker(s)

Mike Durbin

Office: (618) 277-4400

miked@barbermurphy.com

Cell: (618) 960-8675

9 Eagle Center

O'Fallon, IL 62269

SALE INFORMATION:

For Sale:

Yes

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease:

Yes

Lease Rate:

\$550/Month

Lease Type:

Full Service

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Executive offices spaces with shared kitchen,

Conference rooms and restrooms. All utilities included

in monthly rent, aside from data and internet.

Comments

